017.0	0001	0004.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	696,000 / 696,000
					USE VALUE:	696,000 / 696,000
					ASSESSED:	696,000 / 696,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
194		LAKE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MAHAT PUSPA R & CHAND NILAM
Owner 2:	
Owner 3:	
Street 1:	194 LAKE STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	REISSIS ALEXANDER & PARASKE -
Owner 2:	-
Street 1:	194 LAKE STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .104 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1928, having primarily Aluminum Exterior and 1642 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4551.000	295,300		400,700	696,000
Total Card	0.104	295,300		400,700	696,000
Total Parcel	0.104	295,300		400,700	696,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 423.77 /Parcel: 423.77

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 12024

GIS Ref

GIS Ref

Insp Date 05/09/18

!1449!

PREVIOUS ASSESSMENT

Parcel ID 017.0-0001-0004.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	295,300	0	4,551.	400,700	696,000		Year end	12/23/2021
2021	101	FV	286,500	0	4,551.	400,700	687,200		Year End Roll	12/10/2020
2020	101	FV	286,700	0	4,551.	400,700	687,400	687,400	Year End Roll	12/18/2019
2019	101	FV	227,600	0	4,551.	425,700	653,300	653,300	Year End Roll	1/3/2019
2018	101	FV	209,900	0	4,551.	310,500	520,400	520,400	Year End Roll	12/20/2017
2017	101	FV	209,900	0	4,551.	270,500	480,400	480,400	Year End Roll	1/3/2017
2016	101	FV	209,900	0	4,551.	230,400	440,300	440,300	Year End	1/4/2016
2015	101	FV	204,800	0	4,551.	225,400	430,200	430,200	Year End Roll	12/11/2014

PRINT

Date	Time
12/29/21	20:00:01

LAST REV

Date	Time
06/11/18	09:54:53
apro	
1449	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
REISSIS ALEXAND	62783-456		10/15/2013		482,000	No	No		D.O.D ALEXANDER REISSIS 4/14/2013.
	13473-625		6/1/1978		42,500	No	No		D.O.D. ALEXANDER REISSIS 4/14/2013.

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/25/2017	1250	Redo Kit	18,390	C				
10/23/2013	1582	Re-Roof	7,000	C				

ACTIVITY INFORMATION

Date	Result	By	Name
5/9/2018	Inspected	BS	Barbara S
4/12/2018	MEAS&NOTICE	BS	Barbara S
1/28/2014	Info Fm Prmt	EMK	Ellen K
5/12/2009	Entry Denied	372	PATRIOT
10/25/1999	Inspected	267	PATRIOT
9/29/1999	Mailer Sent		
9/29/1999	Measured	267	PATRIOT
10/1/1981		CM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	12024
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4551		Sq. Ft.	Site		0	80.	1.10	1			Med. Tr	-10					400,700						400,700	

Total AC/HA:	0.10448	Total SF/SM:	4551	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	400,700	Spl Credit		Total:	400,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1928	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.34906793
Const Adj.:	0.98000199
Adj $ / SQ:	171.872
Other Features:	82000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	401217
Depreciation:	105921
Depreciated Total:	295296

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

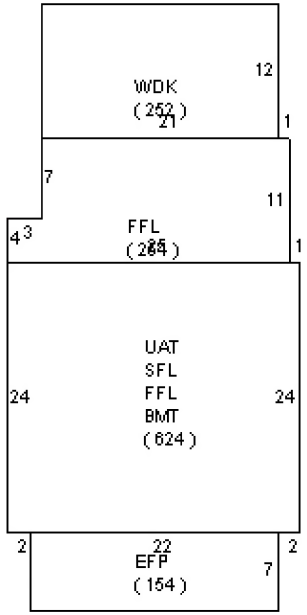
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	171.87
Special Features:	0	Val/Su Net:	109.86
Final Total:	295300	Val/Su SzAd	196.60

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	878	171.870	150,903
BMT	Basement	624	51.560	32,174
SFL	Second Floor	624	171.870	107,248
WDK	Deck	252	9.770	2,462
UAT	Upper Attic	156	125.980	19,653
EFP	Enclos Porch	154	44.010	6,777

Net Sketched Area:	2,688	Total:	319,217

Size Ad	1502	Gross Area	3156	FinArea	1642

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	90	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 017.0-0001-0004.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	